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# **Growth Management Committee**

**Tuesday October 18, 2005  
12:45 PM – 3:45 PM  
12 House Office Building**

# Committee Meeting Notice

## HOUSE OF REPRESENTATIVES

**Speaker Allan G. Bense**

### Growth Management Committee

**Start Date and Time:** Tuesday, October 18, 2005 12:45 pm  
**End Date and Time:** Tuesday, October 18, 2005 03:45 pm  
**Location:** 12 HOB  
**Duration:** 3.00 hrs

#### Presentations:

- "Miami 21 – a blueprint for the City of Miami of the 21st Century and beyond"
  - Mayor Manny Diaz, City of Miami
- Challenges and Opportunities that Lie Ahead for Florida's Future – Moving Beyond CS/CS/CS/SB 360 and "Building Florida's Future: State Strategies for Regional Cooperation" the ULI Florida Initiative on Regional Cooperation Final Report
  - Randy Lyon, President, Xentury City Development Company, LC

#### Reports:

- Status Report on the Florida Impact Fee Review Task Force
  - Rip Colvin, Executive Director, Legislative Committee on Intergovernmental Coordination
- Status Report on the District Boundary Study
  - Larry Novey, Chief Legislative Analyst, Office of Program Policy Analysis and Government Accountability



**Urban Land  
Institute**

# Building Florida's Future:

State Strategies for Regional Cooperation

Presented to

*Florida House of Representatives*

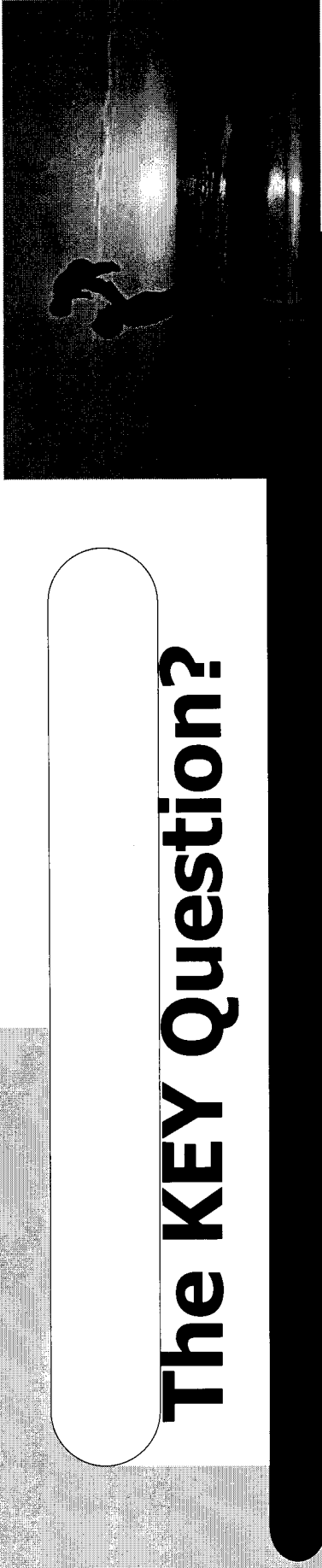
*Growth Management Committee*

October 18, 2005

# The ULI Florida Initiative on Regional Cooperation

- Identified new opportunities for the **State of Florida** to **support** and **encourage** regional cooperation.
- Led by a **statewide committee** composed of *top* leaders from the **business** community, **civic** and **environmental** groups, and the **public sector**.
- Launched in **December 2003**, with a grant from the MacArthur Foundation, ULI and the four ULI Florida District Councils.

# The KEY Question?



**What Can the State of Florida Do to  
Encourage and Promote  
Regional Collaboration  
to Solve the State's Most  
Pressing Issues?**



# Obstacles



- 1. Absence of regional identities, shared visions and goals**
- 2. Absence of regional leadership throughout the state**
- 3. Fragmented state regulatory structures**
- 4. State funding that is fragmented and lacks incentives.**



# Recommendations

## What can the State of Florida Do?

- I. Exercise leadership and an ongoing commitment to statewide regional cooperation**
- II. Enable regional visions and action plans**
- III. Provide ongoing support of state agencies, programs and resources**
- IV. Ensure sustainability and accountability of regional initiatives**

# **Implications for Growth Management Legislation**

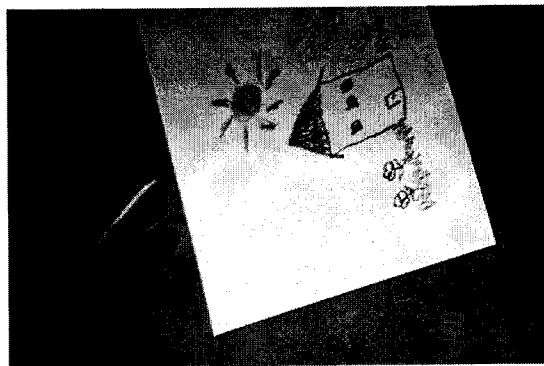
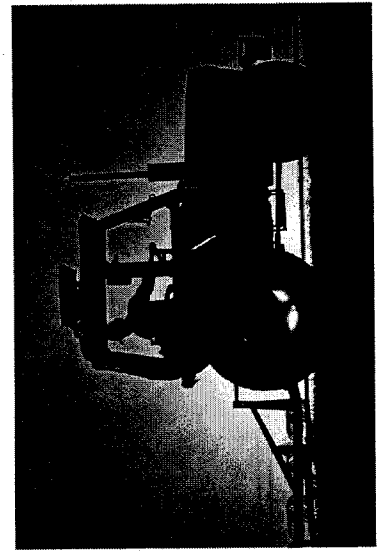
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## **Building Florida's future through:**

- **Regional visions and action plans**
- **Incentives**
- **State agency support**



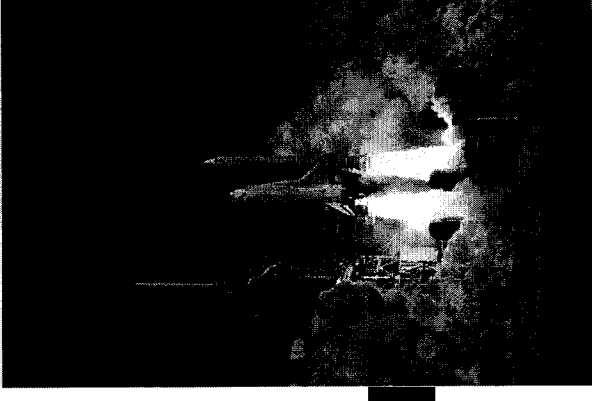
# Vision of the Future



# **Building Florida's Future: How Do We Get There?**



# Vision & Action Plans



**Growth Management Legislation  
Provide incentives for community visions**

**move to**



**Provide incentives for regional visions**

# **Provide Regional Incentives**



**Growth Management Legislation  
Transportation Regional Incentive Program  
(TRIP)  
move to**



**Integrate plans to support regional visions**

- **Land use**
- **Transportation**
- **Economic development**
- **Natural resources**

# Realign State Agencies and Boundaries



## Growth Management Legislation

Potential realignment of state agency boundaries

move to



- Align with regional visions
- Review boundaries every 5-7 years based on economy and growth

# Concurrency



**Smart Growth Legislation**

**Strengthened state enforcement of concurrency**

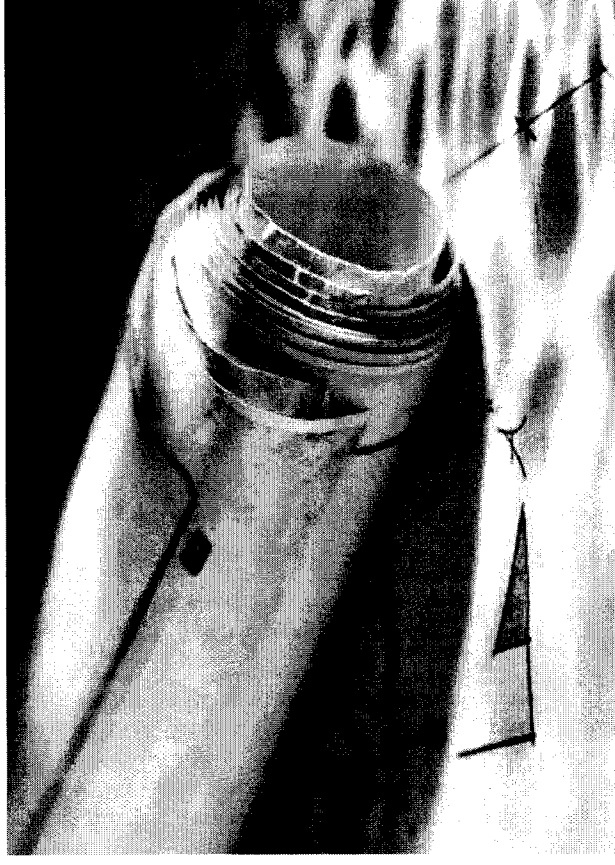
**move to**

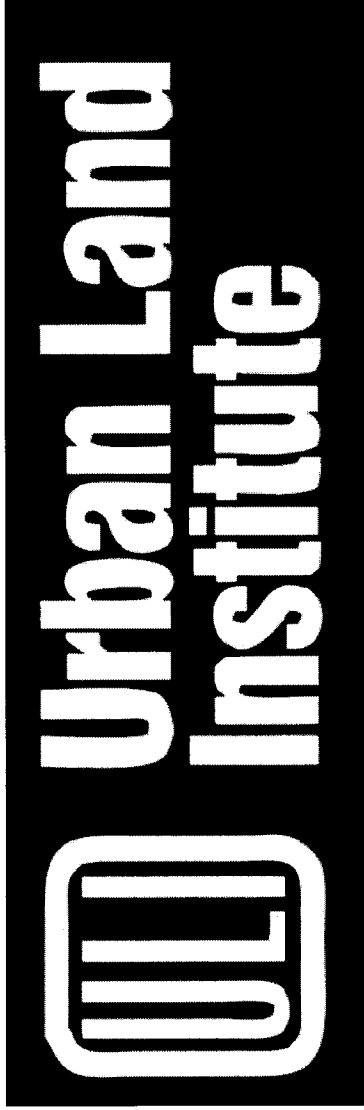
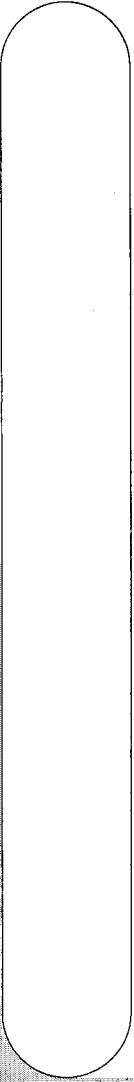
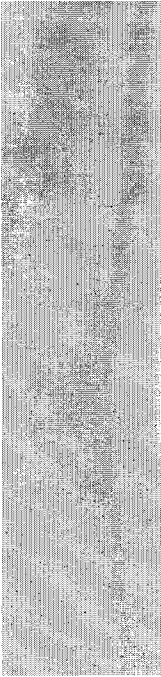


**Provide incentives for development of  
regional concurrency standards**

*"Florida has very distinct  
and different regions. To  
be successful, it is  
important to first figure  
out the needs of each  
region and then fashion a  
plan that works."*

— Peter Rummell,  
Chairman and CEO,  
The St. Joe Company







# Florida Impact Fee Review Task Force

c/o Legislative Committee on Intergovernmental Relations  
Legislative Mail Services, Tallahassee, FL 32399-1300 Ph (850) 488-9627 Suncom 278-9627 Fax 487-6587

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October 14, 2005

## CHAIR

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Jacksonville*

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Altamonte Springs  
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## STAFF

*Alton L. "Rip" Colvin, Jr.  
Cris Martinez  
Richard Drennon  
Sandy Brooks*

The Honorable Randy Johnson, Chairman  
303 House Office Building  
402 South Monroe Street  
Tallahassee, Florida 32399-1300

Dear Chairman Johnson:

This letter is in response to your staff's request for an update on the activities of the Florida Impact Fee Review Task Force. The Task Force, created pursuant to SB 360 (ch. 2005-290, L.O.F.), is made up of 15 members appointed by the Governor, President of the Senate, Speaker of the House of Representatives, and the Secretary of the Department of Community Affairs. The members represent the major stakeholders in the impact fee discussion, including:

- County Commissions;
- City Commissions/Councils;
- School Districts;
- Development Community;
- Home Builders;
- An Affordable Housing Advocate;
- Legislators; and
- A Representative from the Department of Community Affairs.

The bill charged the Task Force with surveying and reviewing the current use of impact fees as a method of financing local infrastructure to accommodate new growth and current case law controlling the use of impact fees. The Task Force's review is to include consideration of impact fee criteria and methodology; the application and relative burden of impact fees; the range of use of impact fees compared to the total cost of infrastructure; accounting and reporting of impact fees; notice provisions of impact fees; interlocal agreements concerning impact fees; timing of impact fee payments; impact fees and concurrency; and methods to mitigate the effect of impact fees on affordable housing. The bill further requires the Task Force to provide a report to the Governor, President of the Senate and the Speaker of the House of Representatives addressing whether there is a need for codification of impact fees within the Florida Statutes. The report is due by February 1, 2006.

The Honorable Randy Johnson, Chairman  
October 14, 2005  
Page Two

### **Meetings**

Shortly after the appointments were announced, a meeting was held in Jacksonville on August 23, 2005. The meeting included a discussion on the following:

- The Task Force's mission;
- A general overview of impact fees in Florida;
- A presentation of a previous study on impact fees; and
- The survey instrument to be sent to local governments and school districts.

The second meeting took place in Orlando on September 23, 2005. The meeting included presentations by representatives from stakeholders in the impact fee issue, including the Florida Association of Counties; the Florida Association of Special Districts; the Florida School Board Association; Florida Home Builders Association; as well as public comment.

Several other meetings are scheduled to take place between now and February 1, 2006, including the next meeting on October 31, 2005.

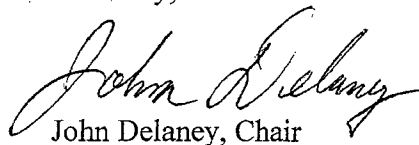
### **Survey Instrument**

The staff of the Legislative Committee on Intergovernmental Relations conducted several studies on impact fees in the late 1980s and early 1990s. A large portion of the data for those studies came from surveys sent to local governments. The most recent survey document was modified to address the charge of the Task Force within SB 360. That document was presented to the Task Force during its meeting on August 23, 2005. After a lengthy discussion, the document was amended to include points raised by Task Force members. The survey document was subsequently sent, via e-mail, to all counties, a majority of municipalities, and a sampling of special districts and school districts. To date, the Task Force has received over 120 responses to the survey, the results of which will be discussed at the Task Force's meeting on October 31, 2005.

In conclusion, the Task Force has several meetings left to conclude its work and appears to be on schedule to meet its charge for completion by February 1, 2006.

If you have any questions, please do not hesitate to contact me or Rip Colvin, LCIR Executive Director.

Sincerely,



John Delaney, Chair

# Study of Regional Boundaries

OPPAGA Briefing

For

Florida House of Representatives  
Committee on Growth Management

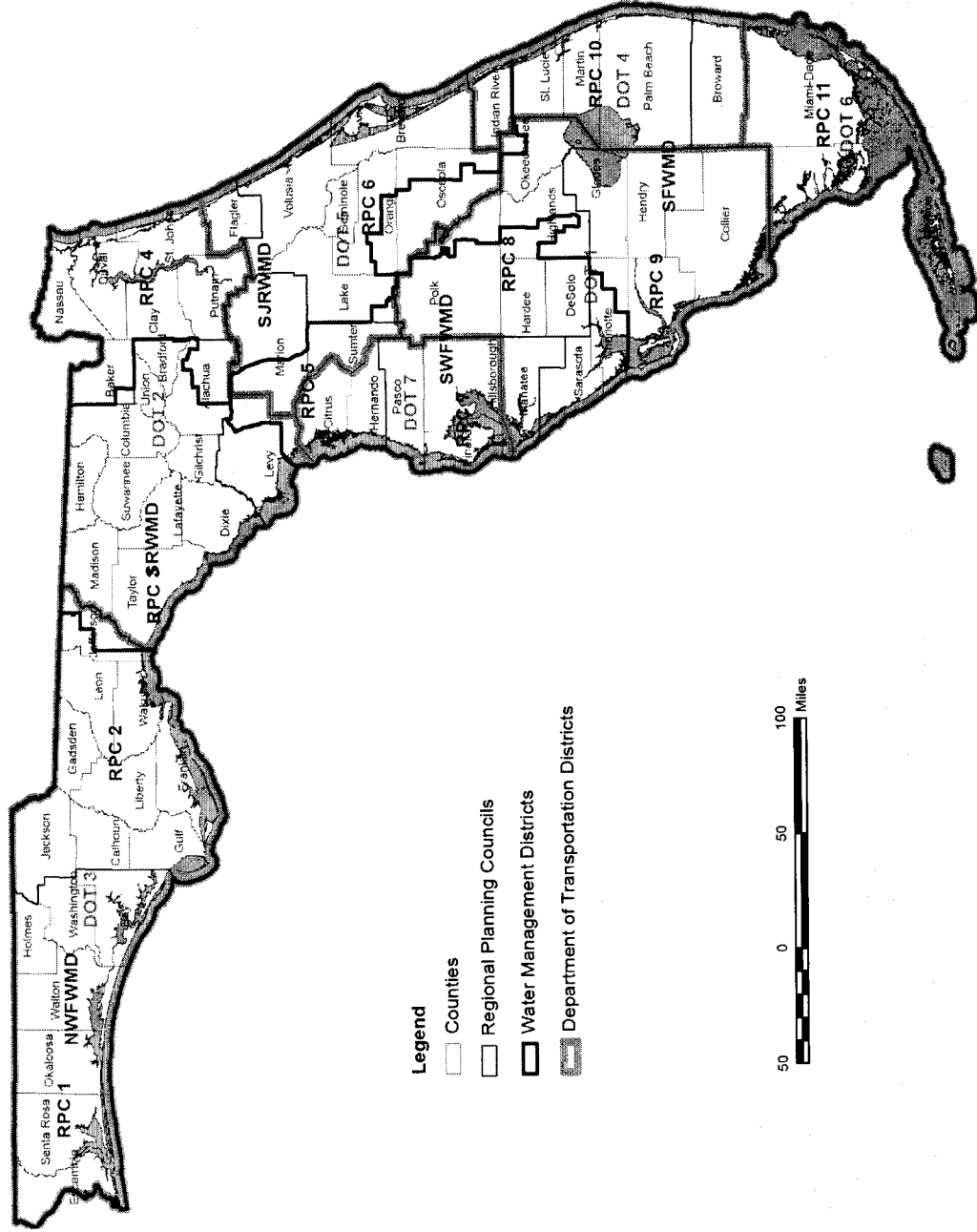
October 13, 2005

# **Project Scope**

**As directed, OPPAGA is studying adjustments to boundaries of:**

- **Florida Regional Planning Councils**
- **Florida Water Management Districts**
- **Department of Transportation Districts**
- **Examining whether changing boundaries would affect coordination and communication among entities**

# Current Boundaries



# **Work to Date**

- **Interviewed stakeholders**
- **Reviewed previous studies on regional entities**
- **Analyzed maps**
- **Collecting data from regional entities**

**Report will be released in January 2006**

# Issues

- **Regional entities involved in growth planning have different district structures**
- **Questionable whether changes to boundaries would have significant effect on communication and coordination**

**Larry Novey**

**Chief Legislative Analyst**

**487-3768**

**[novey.larry@oppaga.fl.gov](mailto:novey.larry@oppaga.fl.gov)**



**Office of Program Policy Analysis & Government Accountability**

**OPPAGA supports the Florida Legislature by providing evaluative research and objective analyses to promote government accountability and the efficient and effective use of public resources.**